

# GC - General Commercial District

The General Commercial District is primarily intended for nonresidential development along the City's major thoroughfares in accordance with the vision set out in the Future Land Use Plan of the City's Comprehensive Plan. These areas are intended to be developed with an auto-oriented character, which means that the view of the automobile is the predominant view from the street right-of-way. Additional design considerations, such as building orientation, form, architecture, and materials, front and street-side landscaping, parking lot landscaping and access management are used to improve the quality of development consistent with the vision set out in the City's Comprehensive Plan.

GC District Land Uses			
Permitted Land Uses Uses allowed without restrictions/special approvals.	Restricted Land Uses* Uses allowed subject to certain restrictions.	Conditional Land Uses* Uses allowed with approval of a Conditional Use Permit.	Prohibited Land Uses Uses not allowed within the district.
Business or Trade School College/University Community Assembly/Amenity Commercial Rec./Entertain. Food & Drink (general) Food & Drink (neighborhood) Full Service Hotel General Retail Sales Government Hospital Large Scale Retail Sales/Service Limited Service Hotel Local/Neighborhood Utilities Medical Clinic Medical Office Office Passive Outdoor Recreation Personal Services Religious Assembly Social Service Institution Shopping Center Vehicle Gas/Fueling Station Vehicle Sales and Rentals Vehicle Services	Animal Clinic or Services Bar or Night Club Brewery/Distillery/Winery Cemetery Commercial Parking Contractor Services Day-Care Center Education Heavy Equipment Retail Sales/Services Light Industrial Services Office-Showroom Pawn Shop Self-Storage Special Event Venue	Aviation Uses Rotary Wing Group Home Housing/Services for the Aging Provisional Housing Transportation Facilities Wireless Transmission Facilities	Animal production/Ranching Apartment, Mid/High Density Aviation Uses Fixed Wing Bed & Breakfast Campground Commercial Stables Cottage Child Care; Family Home Crop Production and Sales Duplex Game Ranch Industrialized Housing Heavy Industrial Services Home Enterprise Live-work Unit Loft Apartment Major Utilities Manufactured Home Manufactured Home Park Neighborhood Amenity Quadplex Research & Development Residential Childcare Facility Resort Hotel Resource Extraction RV Park Scrap and Salvage Yard Single-Family Attached Single-Family Detached Single-Family Zero Lot Line Storage Yard Tiny House Development Townhouse Triplex Warehouse Waste Related Services
*Refer to Restrictions and Conditions below.			

Restrictions and Conditions	
Land Use	Restrictions/Conditions
Aviation Uses, Rotary Wing	Development of heli-facility or heliport uses shall be designed according to the applicable design standards set out in the U.S. Department of Transportation Advisory Circular NO. 150/5390-2C, dated April 24, 2012, as may be amended. Application for construction of a heli-facility, heliport, or helistop shall demonstrate compliance with 14 CFR § 157.7, <i>FAA Determination</i> .
Cemetery	Access must be via arterial/collector street. Facility shall be setback 100' from residential property and enclosed by wall/fence.
Child-Care Facility, Day-Care Center	Access must be taken from an arterial/collector street. Access shall facilitate safe and expedient pick-up/drop-off. Outdoor activities shall be set back 100' from residential property and enclosed by wall/fence.
Education	Parking shall be on-site. Access shall facilitate safe and expedient pick-up/drop-off. Secondary school access shall be via collector/arterial road. Outdoor activities shall be set back 25' from residential property and enclosed by wall/fence.
Housing & Services for the Aging	Facilities for more than 10 residents shall take access from an arterial or collector street. No facilities shall be permitted at the intersection of two arterial streets. The owner/operator shall maintain all certification and licensing requirements by the state.
Wireless Trans. Fac.	Wireless Transmission Facility subject to Section 4.6.6 of these regulations. Height is limited to 160'.
Animal Clinic or Services	Outdoor dog runs and animal exercise areas shall be set back 100' from residential property and screened by wall/fence. No livestock or large animals (e.g., horse) shall be boarded, treated, or otherwise kept on the premises.
Bar or Nightclub	Outdoor seating areas, if present, and parking shall be set back at least 100' and physically separated from any residentially used or zoned property and screened by a wall or fence. Outdoor live music and entertainment is allowed provided that it is set back at least 100' from any residentially used or zoned property and screened by a wall or fence.
Brewery/Distillery/Winery	Outdoor seating/live music/entertainment shall be set back 100' from residential property and screened by wall/fence. Facilities 40,000+ gross sq. ft. require truck loading areas to rear of building with direct access to arterial/collector street.
Office, Showroom	Product warehousing shall be incidental and not exceed 50% GFA. Outdoor storage limited to 25% of indoor area and shall be completely screened by 8' wall/fence and Type B landscape buffer. Loading spaces/docks shall be screened from street.
Parking, Commercial	Limited to no more than 2 acres in size and consist of a surface, structured, or combination parking lot. Surface parking facility shall have a maximum of 95% impervious surface coverage. The use may be used as part of shared parking requirements.
Pawn Shop	Parcel shall be at least 200' from residential property. Owner/operator shall maintain compliance with Chapter 371, <i>Pawnshops</i> , of the Tex. Finance Code.
Retail Sales/Service, Heavy Equipment	Storage of equipment shall be set back 150' from the right-of-way and shown on Site Development Plan. Fire Lane required within storage area.
Special Event Venue	Outdoor seating/live music/entertainment areas shall be set back 100' from residential property and screened by wall/fence. For large event venues, City Engineer may approve alternative parking material for overflow parking in addition to minimum required if parking area is screened from view from street and adjacent properties.
Contractor Services	Facility shall be set back 150' from major arterial street. Unit doors shall not be visible from street nor residential properties. Outdoor storage limited to 25% of indoor area and shall be screened from street and adjacent properties by 8' wall/fence and Type B landscape buffer. Loading spaces/docks shall be screened from street. Use shall be conducted entirely inside.
Industrial Services, Light	Facility shall be set back 150' from major arterial street. Unit doors shall not be visible from street nor residential properties. Outdoor storage limited to 25% of indoor area and shall be screened from street and adjacent properties by 8' wall/fence and Type B landscape buffer. Loading spaces/docks shall be screened from street. Use shall be conducted entirely inside.
Self-Storage	Facility shall be set back 150' from major arterial street. Unit doors shall not be visible from street nor residential properties. Outdoor storage shall be screened from street and adjacent properties by 8' wall/fence. Use shall be conducted entirely inside. Units shall be accessed via interior hallway, have no electrical outlet, be used only for storage, and no operating business.
Group Home	Facility must be licensed by the State and set up to house seven or more residents
Provisional Housing	Provisional house may not be located within 1,000 ft. of a residentially zoned property, primary/secondary school, public park, or religious assembly.

GC District Development Standards	
Requirement	Standard
Minimum Area of New Development	n/a
Minimum Lot Size	n/a
Minimum Lot Width	50 ft.
Front Setback	25 ft.
Front Build-to Line	n/a
Interior Side Setback	5 ft.
Side Setback Adjacent Lake Marble Falls	10 ft.
Street Side Setback	25 ft.
Rear Setback	25 ft.
Rear Setback Adjacent Lake Marble Falls	10 ft.
Maximum Height	45 ft.
Maximum Lot Coverage	75%
Minimum Overall Masonry	95%